

# P&Z / BUILDING DEPARTMENT JULY 2018 MONTHLY REPORT

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## P&Z COMMISSION MEETING JULY 24, 2018

Present: Planning and Zoning Commissioners Sarah Murphy, Debi Renfroe, Toby Spencer, Ken Collins and Joe Clark. Absent Brett Nolan.

Staff members present: Director of Community Development Jahnee Prince, City Planner LaShawn Gardiner, Senior Planner Julie Brown, and Administrative Assistant Geneva Walker.

1. Approval of Agenda. Motion to remove item numbers three and eight from the agenda. – Collins, Second – Renfroe. *Approved unanimously.*

Motion to approve amended agenda – Collins, Second – Renfroe. *Approved unanimously.*

2. Approval of Minutes from the June 26, 2018 called meeting. Motion to *approve* – Collins, Second – Spencer *Approved unanimously.*

### **OLD BUSINESS:**

3. Downtown Hotel – 139 Hwy 85 N. – Parcel ID 0530 1036 – Development Plans to construct a 4-story hotel in the Main Street District. #18-012. *Applicant request to table to August 28 meeting Item removed from agenda.*
4. Chuck E. Cheese – 786 N. Glynn St. – Revised Elevation Plans for exterior paint modifications. File #18-024. Commissioner Collins made a motion to approve the Elevation Plans with the following conditions: Pepperoni shape design be applied with paneling type material instead of paint. Second Nolan. *Approved unanimously.*

### **NEW BUSINESS:**

5. Amendment to Chapter 94 Sec. 94-227 - Area, yard and height requirements in the Main Street District pertaining to minimum dwelling sizes required for mixed-use buildings located in a C-1 zoning district. Motion to approve Amendment to Chapter 94 Sec. 94-227 as presented – Collins, Second – Renfroe. *Approved unanimously.*
6. Amendment to Chapter 94 Zoning Sec. 94-203b General Standards/Uses, 94-165 (C-1 Downtown Commercial), 94-166 (C-2 Community Commercial), 94-167 (C-3 Highway Commercial) and 94-3 Definitions. Motion to table to August 28, 2018 meeting and recommend to Mayor and City Council to extend moratorium. – Collins, Second – Renfroe. *Approved unanimously.*

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7. Tiger Trail (Soccer Field) – Variance Request – Variance request to install a non-ornamental fence along the property line. File #18-016 [Commissioner Collins made a motion to approve the variance request with the following conditions:](#)

1. Along 80 foot fence, a four foot gate be installed
2. Along 187 foot fence, a 12 foot gate be installed
3. No gate to be locked during game day hours.

*Second Spencer. Approved unanimously.*

8. Solis Fayetteville – Highway 54 E. – Rezoning – Rezoning request for 31.55 acres from R-70 to OI and RMF-15 for construction of 240 multi-Family community and as 12,000 square foot office building. File #18-019 ***Applicant request to table to August 28 meeting. [Item removed from agenda.](#)***

### **WORK SESSION ITEMS:**

9. Barbara Place – 695 S. Jeff Davis Dr. – Annexation/Rezoning – Annexation/Rezoning request for 20.2 acres currently zoned R-40 (Single Family Residential - county) to R-15 (Single Family Residential – city). File #18-018.

Ms. Brown reported the Mr. Gossett came before the Commission last month seeking feedback from the Commission concerning the annexation and a zoning request of R-THC (Residential Townhouse Condominium). Commissioner Nolan stated if the proposed lot sizes are 15,000 square feet, wouldn't that fit in another zoning category. As part of our comprehensive plan process, the citizens of the city said they didn't like the R-THC zoning and as part of our follow up from that, we are undergoing an ordinance update which will eliminate the R-THC zoning. It would be very irresponsible of the Commission to assign a newly annexed property a zoning designation that is being eliminated. The applicant has since changed his request to R-15 (Single-Family Residential) zoning. Preliminary drawings propose a 46 lot, single-family detached subdivision with custom styled home plans. Fayette County was notified as required by OCGA Section 36-36-6. The city has not received any objections from the county. City staff has not completed a full review of the project at this time, however the applicant did respond to the comments he received last month and submitted the required documents. This is a work session item, there is no recommendation at this time. The Planning & Zoning Commission were given the opportunity to ask questions and render comments.

10. Calloway Road – Annexation/Rezoning request for four parcel (101 acres total) currently A-R (Agricultural/Residential–county) to R-15 (Single Family Residential-city). File #18-026.

Ms. Prince reported, the applicant proposes to annex four parcels into the City of Fayetteville and rezone them from AR (county) to R-15 (city) for development of a single

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family detached subdivision with 123 homes with proposed lot sizes of 90 x 150. This is a work session item. There are no recommendations at this time. The applicant, Richard Ferry, gave a brief summary of the project and Planning & Zoning Commission was given the opportunity to ask questions of the applicant and render comments.

11. Lee Street Project – 240-250 Lee St. – Rezoning request for 1.20 acres currently zoned R-22 (Single Family Residential) to C-1 (Downtown Commercial). File #18-020.

Ms. Brown reported the subject parcel is approximately 1.2 acres and is located in the Main Street Historic District. The property is currently zoned R-22 (Single-Family Residential) and there are two single family dwellings located on the property. This is a work session item. There is no recommendation at this time.

The applicants, Andrew and Amanda Poliak, gave a brief summary of the project and the Planning & Zoning Commission was given the opportunity to ask questions of the applicant and render comments.

### **STAFF REPORTS:**

12. Tablets for Planning & Zoning Commission

Ms. Prince reported the Planning & Zoning Commission will be receiving tablets in the near future.

13. City email for Planning & Zoning Commissioners

Ms. Prince reported the Planning & Zoning Commissioners will have city email addresses. Commissioner Collins asked if this would be in addition to their private email that is currently being used or will it be separate. Ms. Prince stated it will be set up by the city to be used to communicate with both the city staff as well as the public.

14. Elimination of the Planning & Zoning Commission Work Session

Ms. Prince reported the Planning & Zoning Commission Work Session will no longer take place per the City Manager. Commissioner Collins stated they did not think it was a good idea since it would not allow applicants to receive proper feedback from the Commission and that it could potentially lead to more items being tabled.

15. City Council Work Sessions start August 2, 2018.

16. UDO Meetings – August 9-10, 2018.

Adjourn: Chair Murphy called for a motion to Adjourn.

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Motion: Collins

Seconded: Renfro

Vote: **Unanimous**

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## **ART & ARCHITECTURAL ADVISORY COMMITTEE ACTIVITY**

No Art & Architectural Advisory Committee activity for the month of July 2018.

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Overall Vacancy Rate = 7.28%

	RETAIL	INDUSTRIAL	OFFICE
4 <sup>th</sup> Q 2018	5.77%	7.00%	8.73%
1 <sup>st</sup> Q 2018	6.78%	7.00%	8.73%
2nd Q 2018	6.78%	7.00%	8.73%
3rd Q 2018	6.78%	7.00%	8.73%

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Projects Reviewed by the Planning and Zoning Commission			
Project Type	July 2018	2018 YTD Total	2017 YTD Total
Annexation and Rezoning	0	0	3
Rezoning	0	3	4
Preliminary Plat	0	4	1
Site Development Plan	0	10	8
Elevation Plan	1	4	8
Variance	1	7	6
Special Exception	0	1	8
Amendment to the Zoning Ordinance	2	5	0
Amendments to other ordinances or Bylaws	0	0	4
Comprehensive Plan Text or Future Land Use Map Update	0	0	1
Other permits requiring P&Z approval	0	1	0
<b>Totals</b>	<b>4</b>	<b>35</b>	<b>43</b>

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**BUILDING PERMIT ACTIVITY REPORT  
JULY 2018**

FEES COLLECTED				
		THIS MONTH	YEAR TO DATE 2018	YEAR TO DATE 2017
112	Permits/Inspection Fees	\$31,078.18	\$179,596.53	\$133,599.52
22	Impact Fees	\$38,115.69	\$310,84.30	\$82,866.52
134	<b>TOTALS</b>	<b>\$69,193.87</b>	<b>\$490,480.83</b>	<b>\$216,466.04</b>

NEW RESIDENTIAL ACTIVITY			
	JULY 2018	YEAR TO DATE 2018	YEAR TO DATE 2017
New Single Family Permits Issued	13	52	23
Single Family CO's Issued	11	57	12

**FORECLOSURE STATISTICS**

2012		
	Total	Avg
Listed	233	19.4
Actual	74	6.17

2013		
	Total	Avg
Listed	149	12.4
Actual	48	4

2014		
	Total	Avg
Listed	70	5.83
Actual	33	2.75

2015		
	Total	Avg
Listed	77	6.42
Actual	40	3.33

2016		
	Total	Avg
Listed	29	2.42
Actual	7	0.58

2017		
	Total	Avg
Listed	22	1.83
Actual	11	0.92

CITY OF FAYETTEVILLE FORECLOSURE 2018														
	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	Avg.
Listed	4	2	3	2	2	1	3							2.43
Actual	1	0	1	1	0	0	0							0.43

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**SUBDIVISION LOTS PERMIT STATUS 2000 – 7/31/2018**

SUBDIVISION	DATE OF PLAT APPROVAL	NUMBER OF LOTS APPROVED	NUMBER OF LOTS PERMITTED	NUMBER OF LOTS LEFT
Stonebriar West Phase II	March 1998	45	40	5
The Villages at Lafayette	January 2002	173	121	52
Sheffield Estates	September 2002	92	92	0
Bates Avenue Tract	January 2003	19	19	0
Farrer Woods	June 2003	51	43	8
Legends at Redwine	July 2003	35	35	0
Sutherland Farms	November 2003	46	46	0
Clifton Lakes	December 2003	30	29	1
Heaton Lakes	February 2004	31	31	0
Summit Point	March 2004	50	50	0
Bellemeade	May 2004	88	88	0
Brookview Estates	July 2004	38	38	0
Sparrows Cove	November 2004	18	18	0
Emory Springs	November 2004	71	71	0
Dickson Springs	August 2005	49	48	1
Pye Lake Estates	October 2005	12	12	0
Grove Park	March 2006	60	60	0
Logan Park	May 2006	48	48	0
Pinewood Forest Phase 1	March 2017	166	55	111
Oakleigh Manor	October 2016	77	39	38
<b>TOTAL</b>	<b>TOTALS</b>	<b>1199</b>	<b>983</b>	<b>216</b>